

MLS#: **6734281**DOM: **2** CDOM: **2**Status: **Active**

1st Right of Refusal:

Price: **\$1,690,000**Orig List Price: **\$1,690,000** LP/SF: **\$255**

Det Liv Qtr Incl:

**1874 Ridgecrest WY**County: **Douglas****Highlands Ranch, CO 80129-1831**Sched#: **222916305215**Sub Area: **Highlands Ranch**Recent: **04/29/2021 - New Listing**

## COMMUNITY

Directions/Cross: **From Highlands Ranch Pkwy & Wildcat Reserve Pkwy, go Southeast on Wildcat Reserve, turn South or right onto Stone Mountain Dr, West or right onto Brettonwood Wy, turn Southwest or left onto Ridgecrest Cir, then left onto Ridgecrest Wy & follow to Property**

School District: **Re1-Douglas**

Grade School:

Middle School:

High School:

Taxes: **\$8,677**Tax Year: **2020**Covenants: **Yes**

Complex Name:

Mgmt Name: **Highlands Ranch Community Assoc**Mgmt Phone: **303-791-2500**HOA 1: **HRCRA**HOA 1 Dues: **\$156 Quarterly**HOA 1 Dues Include: **Covenant Enforcement, Management**HOA 2: **Weatherstone / HG Management**

303-804-9800

HOA 2 Dues: **\$295 Quarterly**HOA 2 Dues Include: **Snow Removal, Trash Removal**Metro District 1: **Highlands Ranch Metro District**

303-791-0430

Metro Dist 1 Dues: **\$0 Not Applicable**

MetroDist1 Dues Incl:

Metro District 2:

Metro Dist 2 Dues:

MetroDist2 Dues Incl:

Complex Amenities:

Community Features: **Club House, Dog Park, Fitness Center, Hiking or Biking Trails, Parks or Open Space, Playground Area, Pool, Spa, Tennis**

Pets Allowed:

Pets Number:

Pet Weight Limit:

Pet Type:

Pet Comments:

## SQUARE FEET

Year Built: **2005**Const Status: **Existing Home**

Est. Comp Date:

Total Sqft: **6,629**Floor Plan: **2 Story**

Builder Name:

Finished Sqft: **6,357**

Unit Desc:

Builder Model:

Abv Grd Sqft: **4,368**Structure: **Framed on Lot**Upper Sqft: **1,768**SqFt Source: **Assessor Records**Main Sqft: **2,600**

Outbuildings:

Lower Sqft: **0**

% Lower Fin:

Basement Sqft: **2,261**Bsmt/Found: **Full Basement, Walk Out**% Base Fin: **88**

Patio/Deck:

Patio/Deck Desc: **Composite, Concrete, Covered**Gar(Parking) #: **3**Gar(Parking) Type: **Attached**Garage Remotes: **2**Garage Amenities: **Oversized**Roofing: **Composite Shingle**

Window Type:

Siding: **Stone, Stucco**

Handicap Access:

## BATHS

Baths: **6**

Rough-Ins:

**Bathroom (5pc): U**Total Upper Bth: **3**Total 5-Piece Bth: **1****Bathroom (Full): B**Total Main Bth: **1**Total Full Bth: **3****Bathroom (Full): B**Total Lower Bth: **0**Total 3/4 Bth: **0****Bathroom (Full): U**Total Basement Bth: **2**Total 1/2 Bth: **2****Bathroom (1/2): M****Bathroom (1/2): U**Master Bath Amen: **Ceramic Tile, Double Vanity, Free-standing Shower, Spa Shower, Tub**

## ROOMS

Beds Total: **4**Main Lvl Bed: **No**Main Beds: **0**Upper Beds: **2**Lower Beds: **0**Basement Beds: **2**Bedroom - Master: **U****Bath Adjoins, Carpet, Fireplace, Sitting Area, Walk-in Closet**Bedroom: **B****Carpet**Bedroom: **B****Bath Adjoins, Carpet**Bedroom: **U****Bath Adjoins, Carpet, Sitting Area**Dining Room: **M****Bay Window, Dining Area, KIT/DR Combo, Walk-out, Wood**Family Room: **B****Carpet, Fireplace, Walk-out, Wet Bar, See Remarks**

Kitchen:	<b>M</b>	<b>Counter Bar, Counter Top-Solid Surface, Counter Top-Stone, Gourmet, Island, Wood</b>
Living Room:	<b>M</b>	<b>Fireplace, Great Room, Wood</b>
Office:	<b>M</b>	<b>Bookcases, Built-ins, Fireplace, Wood</b>
Other Room:	<b>B</b>	<b>Media/Home Theater Room</b>
Other Room:	<b>U</b>	<b>Loft</b>
Other Room:	<b>M</b>	<b>See Remarks</b>

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OTHER FEATURES

Fireplaces:	<b>Basement, Four, Gas, Main, Upper</b>
Entry:	<b>Covered, Natural Stone</b>
Floors:	<b>Carpet, Natural Stone, Tile, Wood</b>
Misc. Interior Feat:	<b>9Ft + Ceilings, French Doors, Skylight (s), Vaulted Ceilings</b>
Misc. Items:	<b>Breakfast Bar, HOA Required \$, Home Theatre, Hot Tub/Spa, Kitchen Pantry, Sauna, Secondary Suite w/in Home, Wet Bar, Window Coverings</b>
Rented Equipment:	
Appliances:	<b>Dishwasher, Disposal, Dryer, Gas in Kitchen, Microwave Oven, Oven, Range Top, Refrigerator, Washer</b>
Laundry Facilities:	
Extras:	<b>6 Custom Barstools, 3 TV Screens (1 basement, 1 on main floor, 1 in 2nd upstairs bedroom)</b>
Exclusions:	<b>3 custom mirrors with ornate metal (2 on main, one in basement), 2 fish tanks on main floor, one water feature on wall of main floor and TV screen in master bedroom on 2nd floor.</b>

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LOT

Legal Desc:	<b>LOT 29 HIGHLANDS RANCH 118K 0.392 AM/L</b>	
Restrictions:	<b>Architectural Control</b>	
Zoning:	<b>PDU</b>	Zoning Entity: <b>Douglas County</b>
Acres:	<b>0.39</b>	
Lot Sqft:	<b>17,076</b>	Lot Location: <b>Hiking Trail, Near Park, Near Schools</b>
Lot Desc:	<b>Backs to Open Space, Cul-de-sac, Level, Meadow, Mountain View</b>	
Adj Parcel Avail:		
Street Desc:	<b>City/Town Road, Paved</b>	
Driveway:	<b>Concrete</b>	Alley:
Fence:	<b>All</b>	Landscape: <b>All</b>

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UTILITIES AND ENERGY

Well Total:	Well Permit:	Well Permit #:
Well Type:		
Heating	<b>Forced Air, Natural Gas</b>	
Cooling	<b>Ceiling Fan(s), Central Air</b>	
Existing Water:	<b>Association/District</b>	
Sanitation:	<b>Sewer</b>	
Existing Utilities:	<b>Electricity, Natural Gas</b>	
HERS Year Certified:	HERS Score:	HERS Rating:
ENERGY STAR Year Certified:	ENERGY STAR Qualified New Home:	LEED Year Certified:
LEED for Homes:	NAHB/NGBS-ICC 700 Year Cert:	NAHB/NGBS-ICC 700:
Solar PV Year Install:	Solar PV Kilowatts:	Solar PV:
Solar Thermal Year Installed:	Solar Thermal:	
Green Feature Addm Uploaded:	Solar Thermal Type:	

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PROPERTY REMARKS

Property Description Remarks:  
**Exceptional Custom Build 2 Story boasting unobstructed Front Range Mountain Views! Backs up to Open Space on a Gorgeous Landscaped 0.39 Acre site w 4 Beds, 6 Baths, Finished Walk-out Basement & Attached Over-sized 3 Car Garage in a Quiet Cul-de-Sac in Prestigious Weatherstone. Great Curb Appeal w a true indoor-outdoor Colorado lifestyle that you'll love. Panoramic vistas from Pikes Peak to Longs Peak. Impressive Private Backyard has Expansive Patio to enjoy a Waterfall, Pond, Gorgeous Landscaping & Mature Pines. Elegant Features include a Foyer w Slate Inlaid Floors leading to an Expansive Sunlit Great Room w Soaring Cathedral Ceiling. Wall of 2 Story Windows Frame Magnificent Sweeping Mountain & Country Side Views, enhanced by an elegant Floating Curved Brazilian Cherry Wood Staircase, a Spiral Staircase & Floor to Ceiling Stone Gas Fireplace. Gourmet Kitchen has Beautiful Top-grade Slab Granite, SS Appliances (Sub-Zero Fridge & Gas Cooktop), Large Island, Breakfast Bar & Pantry. Bright Spacious Dining Area has Breathtaking Vistas & Slider Access to Balcony w Views Galore; Perfect for Entertaining & Relaxing. Hardwood Floor flows through Main level including Office & Library. Upper Level w Skylights, has 2 Sunny Loft areas both w Mountain Views. Expansive Master Retreat has Sitting Area w 180 degree Mountain Vistas, Cozy Fireplace, Custom Cabinetry for Entertainment Center & Dream Walk-in Closet w Built-ins. Luxurious 5-Piece Bath w Soaking Tub, Spa/steam Shower w 5 heads. Large 2nd Upper Level Bed has Sitting Room, en Suite Full Bath & Large Closet. Updated Walk-out Basement is Sunlit w Impressive Waterfall Bar, Full Kitchen w Granite Counters, Theatre Room & access to Covered Patio & Backyard. 2nd Master Suite w Full Bath w Infra-red Sauna. Bright 4th Bed w Large Double Closet. Adjacent Open Space is dedicated 32 Acres. Steps to Miles of Trails/Open Space. Walk to Parks, Private Community Pool & Schools. Close to Dining & Shopping. See Virtual 3-D & Aerial Tours.**

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TERMS

Terms Offered:	<b>Cash, Conventional</b>	
Possession Terms:	<b>DOD + Days</b>	Possession Date: EM Promissory Note Accepted: <b>N</b>
Earnest Money:	<b>\$16000</b>	Earnest Money Holder: <b>Land Title in DTC</b>
Title Company:	<b>Land Title</b>	Title Evidence: <b>Title Insurance</b>

Assumable Loan:	<b>No</b>	Current Appraisal:	
Assumption Info:		Existing Loan:	2nd Mortgage:
Loan Balance:	Payment:	Payment Incl:	Interest:
Notices:	<b>Not Applicable</b>		

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Listing Office:		<b>00002880-Grant C Dolby</b>		COOP/COMPENSATION	
Office Ph:		<b>(720) 924-1030</b>		Office Fax: <b>(303) 997-2121</b>	
Listing Agent:		<b>Grant Dolby</b>		<b>Grant@DenverSeek.com</b>	
LA Phone:		<b>(720) 515-1802</b>		LA Fax:	<b>(303) 997-2121</b> LA Add'l Phone: <b>(720) 515-1802</b>
Appt Cont:		<b>Showing Desk 303-573-7469</b>			
Incentives:					
TA: <b>ERS</b>	VR: <b>Y</b>	SL: <b>FS</b>	TB: <b>2.6 %</b>	BA: <b>2.6 %</b>	
Photo: <b>AGR</b>	VOW: <b>Y</b>	Elec Ad: <b>Y</b>	Blog: <b>N</b>	AVM: <b>N</b>	Display Address: <b>Y</b>
Seller Name:					
Occupied:		Key: <b>Key on Site</b>			
Show Instruct:		<b>Appointment Only</b>			

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**SHOW/AGENT REMARKS**

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**Showings begin on Saturday, May 1, 2021. Offers via CTM to DolbyHaas@gmail.com. No Sunday deadlines. Please allow the Sellers 48 hours to respond to offers. Flooring and paint allowances included.**

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Selling Office:		SOLD INFORMATION	
Selling Office Ph:		Selling Office Fax:	
Selling Agent:			
SA Phone:		SA Fax:	SA Add'l Phone:
Sold Concessions:			
Qty Below Grade:		Sold Terms:	
Sold Remarks:			
Pers Prop Incl:			
List Date:	<b>04/29/21</b>	Pending Date:	Under Contract Date:
Under Contract Short Sale Date:		1st Right of Refusal Date:	
Sold Price:	SP/LP:	SP/SF:	Sold Date:
Original LP: <b>\$1,690,000</b>	DOM: <b>2</b>	CDOM: <b>2</b>	MLS#: <b>6734281</b>